YUKON BUREAU OF STATISTICS

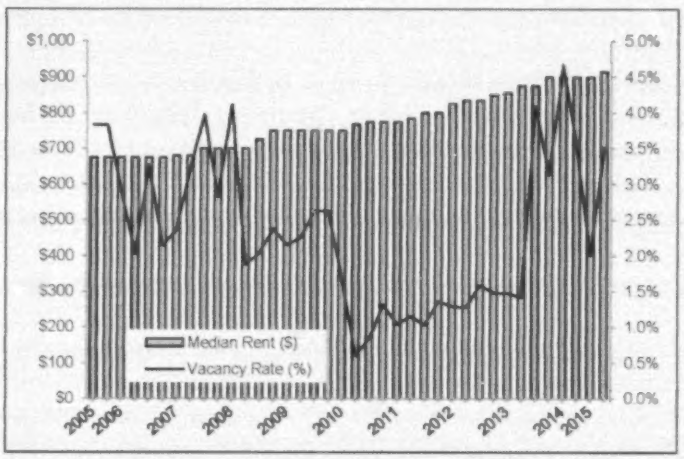
Yukon Rent Survey
October 2015

Highlights

- In October 2015, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $915 and the vacancy rate was 3.5%.
- Compared with April 2015, the median rent in Whitehorse for units in *buildings with 3 or more rental units* increased by $15 (1.7%), and the vacancy rate increased 1.5 percentage points from 2.0% to 3.5%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $1,000 and the vacancy rate was 3.4%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), and mobile homes). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in October 2015 ($915) increased by $15, or 1.7%, compared to a year earlier (October 2014) and also increased by $15, or 1.7%, compared to the previous reporting period (April 2015).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014. The vacancy rate then decreased to 2.0% in April 2015, before increasing to 3.5% in October 2015.

Whitehorse rent summary for units in buildings with 3 or more rental units, October 2015

Number of units in survey	1,001
Number of vacant units	35
Vacancy rate for all units	3.5%
Median rent for all units	$915

Whitehorse rent summary for units in buildings with 2 or more units[2], October 2015

Number of units in survey	1,794
Number of vacant units	68
Vacancy rate for all units	3.8%
Median rent for all units	$950

Whitehorse rent summary for units in all types of buildings with rental units, October 2015

Number of units in survey	2,218
Number of vacant units	75
Vacancy rate for all units	3.4%
Median rent for all units	$1,000

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

Note: *Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling.
  http://www.eco.gov.yk.ca/stats/stats_princ.html
- **2011 National Household Survey (NHS) Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/ rented/band housing), affordability, suitability, etc.
  http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon.
  http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2015

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	298	298	3	1.0%	$1,400	$1,540
Townhouse/Row house	36	121	2	1.7%	$1,400	$1,429
Duplex[1]	431	595	28	4.7%	$1,173	$1,178
Triplex and Fourplex	70	182	7	3.8%	$1,150	$1,107
Condominium	90	127	5	3.9%	$1,500	$1,471
Apartment Building[2]	50	875	43	4.9%	$900	$926
Store-top (Commercial)[3]	27	108	0	0.0%	$950	$1,095
Mobile Home[4]	68	68	2	2.9%	$1,100	$1,166
All Types[5]	**1,069**	**2,374**	**90**	**3.8%**	**$968**	**$1,150**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Mobile Home may include garden suites or cabins.
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For rental units in all types of buildings, Yukon's median rent for October 2015 was $968. The highest median rent reported by landlords was $1,500 per month for condominiums. Single detached houses and townhouse/row houses had the second-highest median rent at $1,400 per month. The lowest median rent was $900 per month for apartment buildings.

In October 2015, the maximum number of rental units (875) was in apartment buildings, followed by the number of rental units (595) in duplexes (include single detached houses with a rental suite). The lowest number of rental units (68) was in mobile homes.

Median Rent, Total Units and Vacancy Rate, by Size and Type of Unit, Yukon, October 2015

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home[4]
Number of Buildings with Rental Units	1,069	298	36	431	70	90	50	27	68
Median Rent									
All	$968	$1,400	$1,400	$1,173	$1,150	$1,500	$900	$950	$1 100
Bachelor	$750	...	...	$750	$775	x	$775	$743	x
1 Bedroom	$915	$800	$850[†]	$950	$900	$1,046	$915	$975	x
2 Bedrooms	$1,000	$1,300	$900	$1,129	$1,275	$1,500	$949	$1,113	$1,150
3-4 Bedrooms	$1,500	$1,500	$1,400	$1,400	$1,500	$1,600	$1,500	$1,288	$1,200
5+ Bedrooms	$1,800	$2,500	...	$1,300[†]	...	...	...	...	...
Total Units									
All[5]	2,374	298	121	595	182	127	875	108	68
Bachelor	185	...	...	11	25	2	123	22	2
1 Bedroom	621	19	5	156	68	17	318	36	2
2 Bedrooms	912	58	27	228	56	47	422	39	34
3-4 Bedrooms	632	202	88	194	34	60	12	11	30
5+ Bedrooms	24	18	...	6	...	...	...	...	...
Vacant Units									
All[5]	90	3	2	28	7	5	43	0	2
Bachelor	4	...	...	0	0	0	4	0	0
1 Bedroom	32	0	1	3	4	0	24	0	0
2 Bedrooms	38	3	1	13	2	1	15	0	2
3-4 Bedrooms	16	0	0	12	0	4	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...	...
Vacancy Rate									
All	3.8%	1.0%	1.7%	4.7%	3.8%	3.9%	4.9%	0.0%	2.9%
Bachelor	2.2%	...	...	0.0%	0.0%	0.0%	3.3%	0.0%	0.0%
1 Bedroom	5.2%	0.0%	20.0%	1.9%	5.9%	0.0%	7.5%	0.0%	0.0%
2 Bedrooms	4.2%	5.2%	3.7%	5.7%	3.6%	2.1%	3.6%	0.0%	5.9%
3-4 Bedrooms	2.5%	0.0%	0.0%	6.2%	0.0%	6.7%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more rental units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Mobile Home may include garden suites or cabins.
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent and Total Units, by Size and Decade of Construction, Yukon, October 2015

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,069	137	112	223	45	161	110	112	170
Median Rent									
All	$968	$850	$1,000	$900	$900	$1,000	$1,250	$1,500	$1,050
Bachelor	$750	$725	$735	$745	x	$800	$850	...	$850
1 Bedroom	$915	$900	$925	$900	$850	$915	$950	$950	$966
2 Bedrooms	$1,000	$1,100	$1,119	$900	$950	$995	$1,400	$1,500	$1,200
3-4 Bedrooms	$1,500	$1,425	$1,400	$1,325	$1,300	$1,400	$1,600	$1,700	$1,500
5+ Bedrooms	$1,800	...	x	$2,200[T]	$1,800[T]	$1,300[T]	...	...	$3,050
Total Units									
All[1]	2,374	296	362	639	120	286	192	195	284
Bachelor	185	79	17	16	1	13	21	...	38
1 Bedroom	621	61	164	137	45	87	52	23	51
2 Bedrooms	912	65	140	333	53	73	67	84	96
3-4 Bedrooms	632	90	39	148	16	108	53	89	90
5+ Bedrooms	24	...	2	4	5	4	...	...	9

x = Suppressed. ... = Not appropriate/applicable. [T] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Most of the buildings with rental units (223 buildings, or 20.9% of the total) were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate, by Size and Community, October 2015

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,069	969	59	22	19
Median Rent					
All	$968	$1,000	$800	$775	$700
Bachelor	$750	$775	$600	x	...
1 Bedroom	$915	$925	$800	$688	$700[T]
2 Bedrooms	$1,000	$1,025	$1,200[T]	$875	$863
3-4 Bedrooms	$1,500	$1,500	$1,244	$875	$650
5+ Bedrooms	$1,800	$1,800	...	...	...
Total Units					
All[1]	2,374	2,218	72	65	18
Bachelor	185	162	20	3	...
1 Bedroom	621	571	32	13	5
2 Bedrooms	912	876	4	24	7
3-4 Bedrooms	632	585	16	25	6
5+ Bedrooms	24	24	...	...	...
Vacant Units					
All[1]	90	75	5	6	3
Bachelor	4	1	3	0	...
1 Bedroom	32	27	2	3	0
2 Bedrooms	38	32	0	3	3
3-4 Bedrooms	16	16	0	0	0
5+ Bedrooms	0	0	...	...	...
Vacancy Rate					
All	3.8%	3.4%	6.9%	9.2%	16.7%
Bachelor	2.2%	0.6%	15.0%	0.0%	...
1 Bedroom	5.2%	4.7%	6.3%	23.1%	0.0%
2 Bedrooms	4.2%	3.7%	0.0%	12.5%	42.9%
3-4 Bedrooms	2.5%	2.7%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [T] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

The highest median rent reported for any size of rental units (in the communities surveyed) was $1,800 for units with 5 or more bedrooms in Whitehorse.

Of the 90 vacant rental units in Yukon in October 2015, 75 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2 bedroom units at 32, followed closely by 1 bedroom units at 27.

In Whitehorse, the highest vacancy rate was at 4.7%[1] for 1 bedroom units and the lowest was for 5+ bedroom units at 0.0%.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, October 2015

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	245	245	0	0.0%	$1,500	$1,609
Townhouse/Row house	36	121	2	1.7%	$1,400	$1,429
Duplex[1]	411	576	28	4.9%	$1,200	$1,190
Triplex and Fourplex	64	160	5	3.1%	$1,157	$1,168
Condominium	90	124	5	4.0%	$1,500	$1,486
Apartment Building[2]	47	842	32	3.8%	$900	$932
Store-top (Commercial)[3]	21	95	0	0.0%	$950	$1,097
Mobile Home[4]	55	55	2	3.6%	$1,296	$1,273
All Types[5]	**969**	**2,218**	**75**	**3.4%**	**$1,000**	**$1,165**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Mobile Home may include garden suites or cabins.
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent, Total Units and Vacancy Rate, by Size and Location, Whitehorse, October 2015

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Country Residential	Crestview	Whistlebend
Number of Buildings with Rental Units	969	206	188	337	183	33	17	6
Median Rent								
All	$1,000	$950	$1,000	$1,100	$1,235	$1,200	$1,200	$1,700
Bachelor	$775	$750	$900	$775	$900	x	...	...
1 Bedroom	$925	$923	$1,000	$850	$950	$1,146	$1,050	...
2 Bedrooms	$1,025	$1,000	$950	$1,150	$1,300	$1,211	$1,450	$1,600[†]
3-4 Bedrooms	$1,500	$1,500	$1,400	$1,500	$1,400	$1,613	$1,200	$1,725
5+ Bedrooms	$1,800	x	...	$2,050	$1,800[†]	...	$2,200[†]	...
Total Units								
All[2]	2,218	681	548	617	296	36	26	13
Bachelor	162	82	8	60	9	3	...	...
1 Bedroom	571	321	92	87	53	11	6	...
2 Bedrooms	876	204	326	206	115	14	6	4
3-4 Bedrooms	585	72	121	251	114	9	10	9
5+ Bedrooms	24	2	...	13	5	...	4	...
Vacant Units								
All[2]	75	18	17	21	18	2	0	0
Bachelor	1	1	0	0	0	0	...	...
1 Bedroom	27	12	9	3	1	1	0	...
2 Bedrooms	32	3	9	8	11	1	0	0
3-4 Bedrooms	16	2	0	9	5	0	0	0
5+ Bedrooms	0	0	...	0	0	...	0	...
Vacancy Rate								
All	3.4%	2.6%	3.1%	3.4%	6.1%	5.6%	0.0%	0.0%
Bachelor	0.6%	1.2%	0.0%	0.0%	0.0%	0.0%	...	...
1 Bedroom	4.7%	3.7%	9.8%	3.4%	1.9%	9.1%	0.0%	...
2 Bedrooms	3.7%	1.5%	2.8%	3.9%	9.6%	7.1%	0.0%	0.0%
3-4 Bedrooms	2.7%	2.8%	0.0%	3.6%	4.4%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	0.0%	...	0.0%	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Additional information:
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